SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1156

And to me directed, I will expose at public sale at https://lebanon.pa.realforeclose.com/ the following real estate to with:

TUESDAY, DECEMBER 08, 2026
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PARCEL OF LAND SITUATE WEST OF CREAMERY ROAD (T-570) AND WEST OF LAUREL DRIVE IN JACKSON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA, BEING LOT 25 AS SHOWN ON A REVISED FINAL SUBDIVISION, PLAN-PHASE 1, SHEET 2 OF 3, FOR THE GRAYSTONE GROUP, INC., PREPARED BY MLS ASSOCIATES, INC., DATED MARCH 24, 1999, LAST REVISED OCTOBER 18, 1999, BEARING JOB NO. MS069, AND RECORDED AT THE RECORDER OF DEEDS OFFICE IN AND FOR LEBANON COUNTY, PENNSYLVANIA IN SUBDIVISION PLAN BOOK 49, PAGE 19, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING LOCATED 45 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE SOUTH LINE OF BAYBERRY COURT AND THE WEST LINE OF LAUREL DRIVE AND SAID POINT BEING A MUTUAL CORNER OF LOTS 25 AND 26 ON THE AFOREMENTIONED PLAN; THENCE ALONG THE NORTHERLY PROPERTY LINE OF LOT 26 N 66 DEGREES 44' 32” W, 85.06’ TO A POINT SAID POINT BEING A POINT IN LINE OF LOT 24 AND BEING A MUTUAL CORNER OF LOTS 24, 25, AND 26; THENCE ALONG THE EASTERLY PROPERTY LINE OF LOT 24, N 23 DEGREES 15' 28” E, 28.02' TO A POINT ALONG THE SOUTH LINE OF BAYBERRY COURT; THENCE ALONG THE SOUTH LINE OF BAYBERRY COURT THE FOLLOWING THREE COURSES AND DISTANCES:
1. ON A CURVE TO THE LEFT HAVING A RADIUS OF 58.00', AN ARC LENGTH OF 9.61', A CHORD BEARING OF N 65 DEGREES 08' 30” E, A CHORD LENGTH OF 9.60' TO A POINT;
2. ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0' AN ARC LENGTH OF 23.11', A. CHORD BEARING OF N 86 DEGREES 52' 20” E, AND A CHORD LENGTH OF 22.29' TO A POINT AND;
3. S 66 DEGREES 38' 57” W, 46.75' TO A POINT;
THENCE ALONG THE WESTERLY LINE OF LAUREL DRIVE THE TWO FOLLOWING COURSES AND DISTANCES:
1. ON A CURVE TO THE RIGHT HAVING A RADIUS, OF 12.00' AN ARC LENGTH OF 18.85', A CHORD BEARING OF S 21 DEGREES 38' 57” E., AND A CHORD LENGTH OF 16.97' TO A POINT; AND;
2. S 23 DEGREES 21' 03” W, 32.98' TO THE PLACE OF BEGINNING.
CONTAINING: 3,655 SQUARE FEET OF LAND (0.0839 ACRES)
BEING the same premises which Liberty Commercial Capital LLC, by deed, dated October 10, 2018 and recorded October 15, 2018, in the Office of Recorder of Deeds of Lebanon County Book 2255 and Page 1311 as Instrument No. 201812872, granted and conveyed to Tristen T. Boland.
Tax Parcel Number: 23-2364535-380330-0000
Being known as: 23 Laurel Drive, Myerstown, PA 17067

PROPERTY ADDRESS: 23 LAUREL DRIVE, MYERSTOWN, PA 17067

UPI / TAX PARCEL NUMBER: 23-2364535-380330-0000

Seized and taken into execution to be sold as the property of TRISTEN T. BOLAND in suit of NATIONSTAR MORTGAGE, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
ALBERTELLI LAW
MOUNT LAUREL, NJ 856-724-1888

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.